

**FINDINGS OF FACT FOR THE DORAN PARK SUBDIVISION LOCATED AT 2701
OLD AIRPORT RD, PARCEL # 0002439590 GEOCODE 02-3015-21-1-02-04-0000,
SITUATED IN SECTION 21, TOWNSHIP 20 NORTH, RANGE 03 EAST, P.M.M.,
CASCADE COUNTY, MONTANA**

- I.** The application requesting preliminary plat approval for Doran Park Subdivision was received on June 8, 2018 and was determined to contain all required components sufficient for adequate review on September 6, 2018 and scheduled for a public meeting for the Cascade County Planning Board on Tuesday September 18, 2018 pursuant to statutory requirements.

Dennis Stefani (land owner) and Casey Doran (applicant) request preliminary plat approval for the Doran Park Subdivision (minor) consisting of three lots. The three proposed commercially zoned lots will be 4.72 (Lot 1), 1.34 (Lot 2), and 2.83 (Lot 3) acres. The total acreage of the project site is 8.89 acres.

PRIMARY REVIEW CRITERIA

Effect on Agriculture

The proposed subdivision presently consists of one (1) undeveloped parcel of land consisting of 8.89 acres that has a vacated bar located on the Northeast corner of the property (the old Skyline Bar). It is currently zoned Commercial (C) and is located south of the Great Falls International Airport and right North of Interstate 15 right of way. Located to the Northeast and Northwest of the subject property are two Suburban Residential One (SR1) parcels. The parcel to the Northeast has a large warehouse located on it, and the parcel to the Northwest is undeveloped. There are four parcels located to the West that are in the city limits of Great Falls, one containing an E911 call center, and another containing a rental car business. Subdividing this property would not negatively impact agriculture, due to parcel size and that the property was never put into agricultural production.

According to the US Department of Agriculture Custom Soil Resource Report the land is considered prime farmland of statewide importance.

Effect on Local Services

The proposed subdivision receives law enforcement services from the Cascade County Sheriff's Department and fire protection from the Gore Hill Fire Department.

The roadway to the south of the subdivision are Interstate 15 which are maintained by MDT, there will not be access to the subdivision directly off of I-15. To the Northwest Airport Avenue B is a public road maintained by the Montana Air National Guard and the proposed cul-de-sac will be privately maintained.

Letters requesting comments were sent to the Montana Department of Transportation (MDT) and the Cascade County Road Division. No comments have been received at the time of writing this report.

Effects on the Natural Environment

The applicant will obtain storm-water and sanitation approvals from the City County Health Department and/or the Department of Environmental Quality.

Effect on Wildlife and Wildlife Habitat

This subdivision is not expected to have an adverse impact to wildlife or wildlife habitat. A letter requesting comments has been submitted to the Department of Fish, Wildlife, and Parks.

The subdivision will not result in closure of public access to hunting or fishing areas, nor to public lands.

Effect on Public Health and Safety

This subdivision does not appear to be subject to potential natural hazards such as rockslides. Vehicular access to the subdivision will be granted from Airport Avenue B, a public access and utility easement, as well as a proposed cul-de-sac to be constructed.

II. REQUIREMENTS OF MONTANA SUBDIVISION AND PLATTING ACT, UNIFORM STANDARDS FOR MONUMENTATION, AND LOCAL SUBDIVISION REGULATION

The subdivision meets requirements of the Montana Subdivision and Platting Act and the surveying requirements specified in the local subdivision regulations. The subdivider and the local government have complied with the subdivision review and approval procedures set forth in the local subdivision regulations.

III. COMPLIANCE WITH THE CASCADE COUNTY GROWTH POLICY

The proposed subdivision is in general compliance with the Cascade County Growth Policy to preserve and enhance the rural, friendly, and independent lifestyle currently enjoyed by Cascade County's citizens, designing subdivisions so as to minimize the risk of fire, promoting adequate ingress and egress, adequate water supply systems, requiring local review of subdivisions to meet DEQ regulations, and by complying with weed management plans. The area is not located in a designated Resource Protection Area, Prohibitive Development Area or Conditional Development Area; therefore those standards are not applicable to the proposed subdivision.

SETBACK STANDARDS

The minimum standards must comply with the Cascade County Zoning Regulations.

SLOPE STANDARDS

Development on slopes exceeding thirty percent is prohibited except where a licensed engineer, with demonstrated experience in the field of slope stabilization certifies that the development will create no slope failure or erosion hazards.

OFF-STREET PARKING STANDARD

All parking in the proposed subdivision will be accommodated on the premises and entirely off street.

RESIDENTIAL DEVELOPMENT STANDARD

The minimum standards must comply with the Cascade County Zoning Regulations.

SOIL EROSION STANDARD

The proposed subdivision should not cause soil erosion or other adverse impacts of runoff on neighboring properties, road, or watercourses.

SOILS LIMITATIONS STANDARD

Soils that have moderate or severe limitations for the proposed subdivision will be identified and measures to mitigate such limitations will be implemented.

ROAD ACCEPTANCE AND MAINTENANCE POLICY

A waiver of the developer's right to protest an RSID is required by Cascade County to allow the county to impose an RSID on the individual lots of the subdivision for future deterioration and improvements to the roadway if it becomes necessary. A letter has been sent to the County Road Supervisor asking for comments on the proposed subdivision.

There is a proposed cul-de-sac within lot 1 of the proposed subdivision that will be privately maintained.

FIRE PROTECTION STANDARD

The proposed subdivision receives law enforcement services from the Cascade County Sheriff's Department and fire protection services from the Gore Hill Fire Department.

SCHOOL SYSTEM'S CAPACITY STANDARD

Letters were sent to the Cascade County Superintendent of Schools as well as the Great Falls Superintendent of Schools asking for comments about the proposed subdivision. No comments have been received at the time of writing this report.

IV. EASEMENT FOR UTILITIES

The preliminary plat proposes a 20 foot utility easement along the property lines of lots 1 and 2 as well as along the property lines of lots 2 and 3.

V. LEGAL AND PHYSICAL ACCESS

Access to the proposed subdivision will be via Airport Avenue B, as well as a public access and utility easement created through the tract of land that was formally abandoned as Old Airport Rd. Access to Lot 1 will be provided with a newly constructed cul-de-sac.

VI. OPTIONS AND RECOMMENDATIONS

In making their recommendations and decisions, the Cascade County Planning Board and the Cascade County Commission shall consider the following:

- A. relevant evidence relating to the public health, safety, and welfare;
- B. the Cascade County Growth Policy; and
- C. the provisions outlined in the Cascade County Subdivision Regulations and the Montana Subdivision and Platting Act.

VII. DECISION ALTERNATIVES

- Approve the proposed subdivision.
- Approve the proposed subdivision with conditions.
- Table the proposed subdivision for further study.
- Deny the proposed subdivision.